



# HARWOODS

Chartered Surveyors & Estate Agents



1 Grove Street, Wellingborough  
Northamptonshire NN8 3HW

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# 1 Grove Street, Wellingborough, Northamptonshire NN8 3HW

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A very large garden and a two-room workshop/outbuilding makes this 4 bedroom house a "must see" property for any buyer wanting to buy an improvement project home. The house is available with no chain and whilst in need of updating does offer lots of potential.

The house has a number of original period features including original decorative floor tiling to the hallway, ceiling coving and original staircase etc. The windows are UPVC double-glazed and the house also has gas radiator central heating.

There are two well proportioned reception rooms with interconnecting doors, a good sized kitchen/breakfast room, 4 bedrooms (two large doubles and two singles/box rooms) and a shower room.

The garden outbuilding would be ideal for a keen gardener, hobbyist or artist etc or with further work would make a lovely garden room or home office (subject to gaining any necessary consents). Come and have a look at just what is on offer; Harwoods hold keys for accompanied viewing.

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## The Accommodation comprises:

(Please note that all sizes are approximate only).

### Enclosed Porch

UPVC front door with inset double-glazed panel. Panelled part-glazed timber inner door to hallway.

### Through Hallway

Traditional decorative tiled floor, staircase rising to 1st floor, ceiling coving, under-stairs storage and glazed doors off to Dining Room and Kitchen/Breakfast Room.

### Dining Room

12'0" x 11'1" (3.66m x 3.38m)

Radiator, ceiling coving, UPVC double-glazed windows to the side and rear, glazed sliding screen doors giving access to the Lounge.

### Lounge

11'7" plus bay x 12'9" (3.53m plus bay x 3.89m)

Ceiling coving, radiator and UPVC double-glazed bay window to the front.

### Kitchen/Breakfast Room

12'10" x 10'3" (3.91m x 3.12m)

Single drainer stainless steel sink, base cupboards, base drawers, wall cupboards and work-surface areas. Plumbing for washing machine. Ideal Mexico gas central heating boiler. UPVC double-glazed window to the side. UPVC double-glazed door to the rear garden.

### First Floor Landing

Original fitted cupboards and doors off to all bedrooms and shower room.

### Bedroom 1

11'7" x 11'1" (3.53m x 3.38m)

Radiator and UPVC double-glazed window to the front.

### Bedroom 2

12'0" x 11'1" (3.66m x 3.38m)

Radiator, fitted wardrobes and UPVC double-glazed window to the rear.

### Bedroom 3

10'3" max x 5'4" (3.12m max x 1.63m)

Radiator, airing cupboard with hot water cylinder and UPVC double-glazed window to the rear.

### Bedroom 4/Box Room

8'4" x 5'6" (2.54m x 1.68m)

Radiator and UPVC double-glazed window to the front.

### Shower Room

White suite comprising close-coupled WC, vanity washbasin and shower. Radiator. UPVC double-glazed window to the side.

### Outside

The property occupies a large triangular shaped plot that widens to to the rear boundary. The garden is ideal for anyone who is looking for lots of outside space and there is a large two room workshop described more fully below.

### Two Room Workshop

19'8" x 10'5" plus 12'1" x 10'0" (5.99m x 3.18m plus 3.68m x 3.05m)

With side windows and storage loft over one of the workshop rooms.

### Council Tax Band

North Northamptonshire Council. Council Tax Band A

### Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

### Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

**IMPORTANT WARNING:** Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

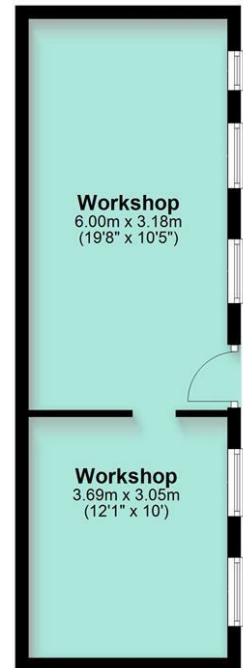
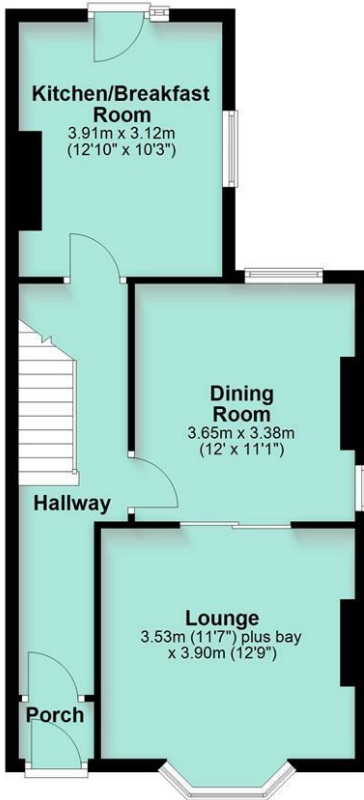
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### First Floor

### Ground Floor



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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>36</b>	<b>73</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		